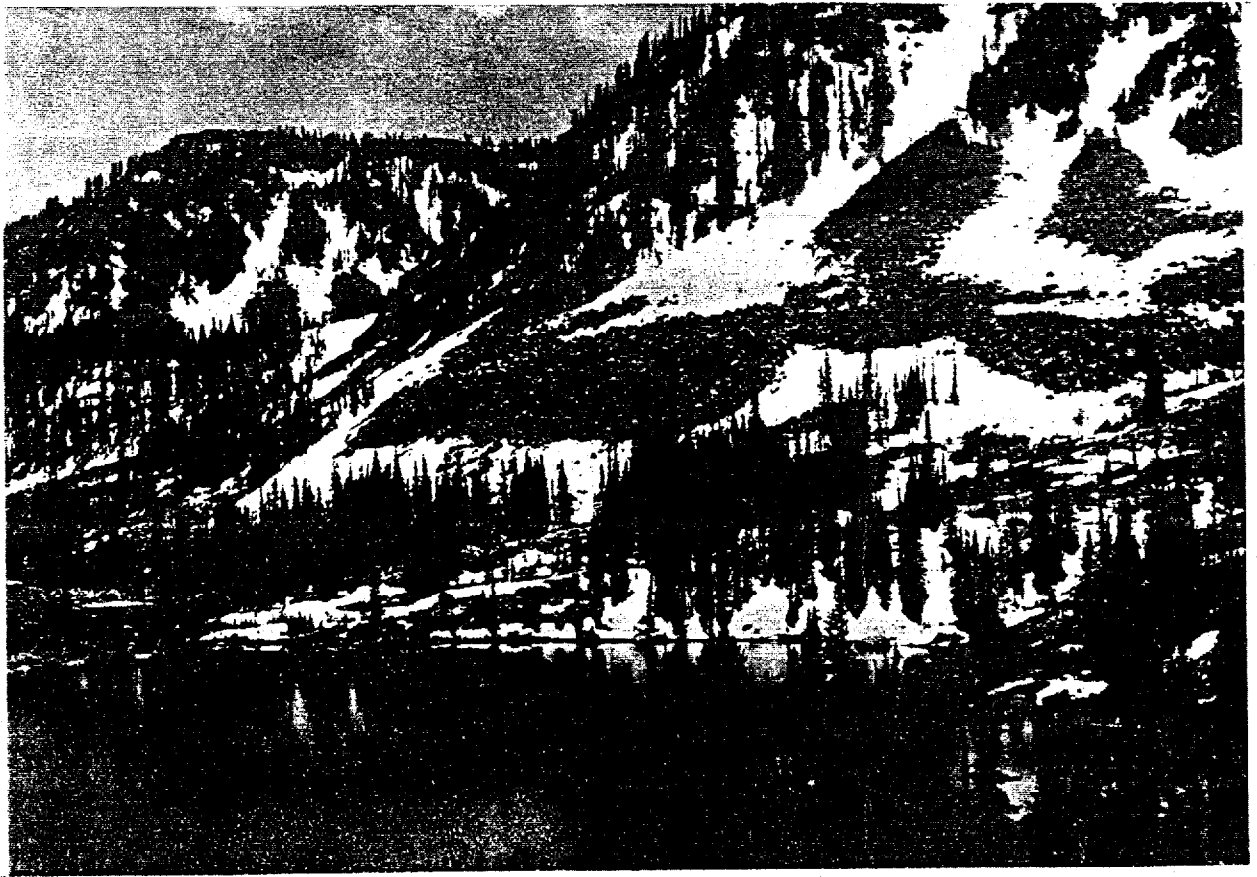


PARK CITY

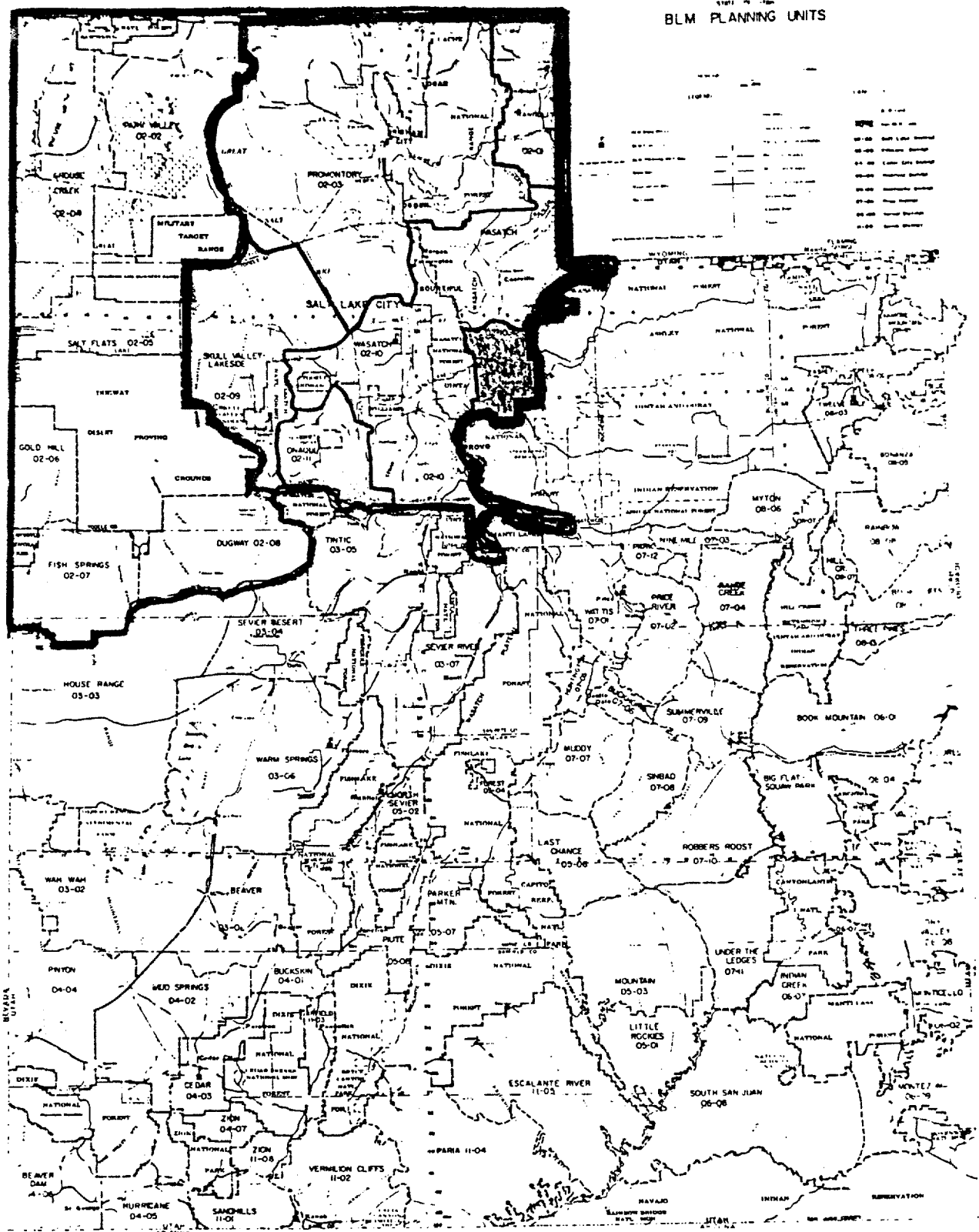
Land Use Decisions




SUMMARY AND HIGHLIGHTS



BUREAU OF LAND MANAGEMENT
SALT LAKE DISTRICT OFFICE
2370 South 2300 West
Salt Lake City, Utah 84119

BLM PLANNING UNITS



 SALT LAKE DISTRICT
 WASATCH RESOURCE AREA
 PARK CITY - Wasatch Planning Unit

FORWARD

The Bureau of Land Management is developing land use plans to help meet its management responsibilities on national resource lands (formerly called public lands) under its administration, and to help satisfy the needs of the using public. These plans are used as a framework for better decision making. This planning process is dynamic and continuous, and as new information is made available, the Bureau will periodically review and update the plans. Following the completion of the Management Framework Plan, activity or development plans will be prepared. These plans are very detailed and spell out just how projects will be constructed and resources managed.

This report is a summary of the major land use decisions made in the "Park City Management Framework Plan." Public participation played a major role in the development of this plan. General public meetings were held in Park City to obtain information on how the public wishes their lands to be managed. A specially invited group representing various activities met to discuss management proposals. Public comment is continually sought and additional comments are welcomed at this time and in the future.

As a reminder to the reader, the numbering system used to identify the NRL tracts was arbitrary and serves no other purpose than to readily identify certain tracts with respect to specific land use recommendations and/or decisions. These are not legal descriptions, therefore, cannot be accepted on a formal application for the tract. Since there are, in many instances, several tracts in one section, it would help identify the specific tract if

it were numbered, but a legal description of that tract is also necessary. Before final disposition of any of the tracts can be allowed, legal descriptions of the tracts will have to be determined.

Specific information not covered in this summary includes detailed maps, activity plan priorities, physical data, land tenure adjustment areas, development sites, rationale for each decision, etc. This information is available for public inspection at the Salt Lake District Office, Bureau of Land Management, 2370 South 2300 West, Salt Lake City, Utah, 84119.

Physical Description

The Park City Planning Unit is located approximately 25 miles east of Salt Lake on the east slope of the Wasatch Mountain range. The unit encompasses 263,304 acres of which 5,144 are administered by the Bureau of Land Management.

The topography varies from high alpine peaks to productive valley bottoms, with most being a foothill-mountain type. The dominant topographic feature is the north-south oriented Wasatch Mountains. Clayton Peak, which lies just west of the P.U. boundary reaches an elevation of 10,721 feet. The gradient from the ridge tops to Heber Valley varies from 600-900 feet per mile. The gradient from Clayton Peak to Lake Brimhall is about 1,500 feet per mile.

There are several other distinct topographic elements within the P.U. which are herein briefly described starting from the northwestern portion of the P.U. and continuing east and south (Figure 1). Parley's Park is a meadow area north of Park City sandwiched between the Wasatch Mountains and the West Hills; most of which is outside the P.U. boundary. The West Hills are a plateau area bounded on the south by the Provo River, on the east by Rhodes Valley, and continuing out of the P.U. Rhodes Valley lies between the West Hills and the foothills of the Uinta Mountains. This valley is about four miles wide at the widest point. The region east of Heber Valley and south of the West Hills is known as the Rhodes Plateau. This region takes in about one-quarter of the P.U. and is bounded on the southwest by Daniels Canyon. Round Valley, in the south central portion,

is a narrow valley oriented northwest toward Deer Creek Reservoir. Gradients of the West Hills, Rhodes Plateau, and Round Valley are about 600-700 feet per mile. Heber Valley, the heart of the P.U., is an agriculturally productive valley about ten miles long and eight miles wide at its widest point.

The climate in the mountain valleys of the Park City Planning Unit is cool, but not harsh. Summers are short and mild; conversely, winters are long, but usually are not too severe.⁵ Temperatures range from average maximums in the mid-80's in July and August to average minimums around 5 degrees F. in the winter. The number of freeze-free days in the mountain valleys generally averages around 100 days per year.² Above 6000 ft. elevation the number of freeze-free days decreases rapidly with increased elevation.

The Planning Unit receives most of its precipitation during the winter months, predominantly in the form of snowfall. Summertime thunderstorms in the mountains and mountain valleys play a minor role in the area's precipitation patterns. This seasonal variation is caused by two main factors: the changes in general circulation, and the topography.² Winter precipitation patterns in this area are generally associated with the influx of moist Pacific Ocean air masses that sweep in from the northwest. As these moist air masses are lifted by the mountain ranges there is a marked increase in precipitation with ascending elevation.

This pattern accounts for at least 75% of the moisture that falls in this area. The highest peaks of the Wasatch Range on the western edge of the unit receive 40 to 50 inches of precipitation annually, mostly in the form

of snowfall associated with this winter Pacific air mass movement. The mountain valleys, which lie to the east of this barrier, receive only 16 to 20 inches of moisture annually. The greatest portion of this is also due to snowfall associated with the moist Pacific air masses.

It is primarily attributable to a "rain shadow" effect that comparatively so little precipitation falls in the mountain valleys of the planning unit. These areas, generally below 6000 ft. in elevation are climatically classified as sub-humid, whereas the rest of the planning unit (above 6000 ft. elevation) is classified as humid.

Approximately 70% to 85% of the moisture received annually in the planning unit comes with this snowfall. The available moisture, therefore, is able to be utilized more efficiently than it would be in the form of summer and fall rainfall. With the advent of warmer weather, the snow melts slowly, and permits greater soil moisture infiltration and slower runoff. Moisture of this type greatly enhances vegetative growth and ground water recharge. For overall resource management purposes, retention of adequate vegetative cover is necessary to sustain annual snow pack development. This should be of benefit to all segments of the planning unit, as well as to components outside the unit that are dependent upon its water supplies and agricultural products.

The vegetation of the Park City unit is typical of the vegetation of the Wasatch high country of northern Utah. The wide variation in elevation causes gradients of temperature, precipitation, light intensity and quality soil development and growing season which determine the flora found on a

particular site. The plant life in the unit ranges from spruce-fir at the higher elevations to sage-grass in the lowlands. However, mountain shrub types predominate in the general aspect of the area. The most common species of within this type is Gambel's oak; which is often in association with chokecherry, serviceberry, and snowberry. Understanding species associated with this sub-type includes bluebunch wheatgrass, Idaho fescue, sheep fescue, sub-alpine needlegrass, and a variety of blue grasses. This sub-type is very productive of browse and is valued mainly as wildlife habitat and for aesthetics.

The most abundant and important big game animal is mule deer. Elk also frequent the area.

Mourning dove, sage grouse, blue grouse, ruffed grouse, chuckars, and pheasants make for an interesting variety of upland game birds found in the unit.

Substantial amounts of fish habitat are found with the unit, although the amount on national resource land is almost negligible. Approximately 58,000 fisherman days are spent annually trying for such species as rainbow trout, cutthroat trout, walleye, largemouth bass, mountain whitefish and kokanee.

With the tremendous amount of interests shown by other Federal, State, County, and local governments as well as private individuals on many of the BLM tracts, we were faced, in this planning effort, with determining if the highest public benefit would be received by disposing of these tracts to these interested parties or retain them.

Based on the resource data we acquired and the input from our public meetings, decisions were made for all tracts of national resource lands in the unit and are highlighted in the following sections.

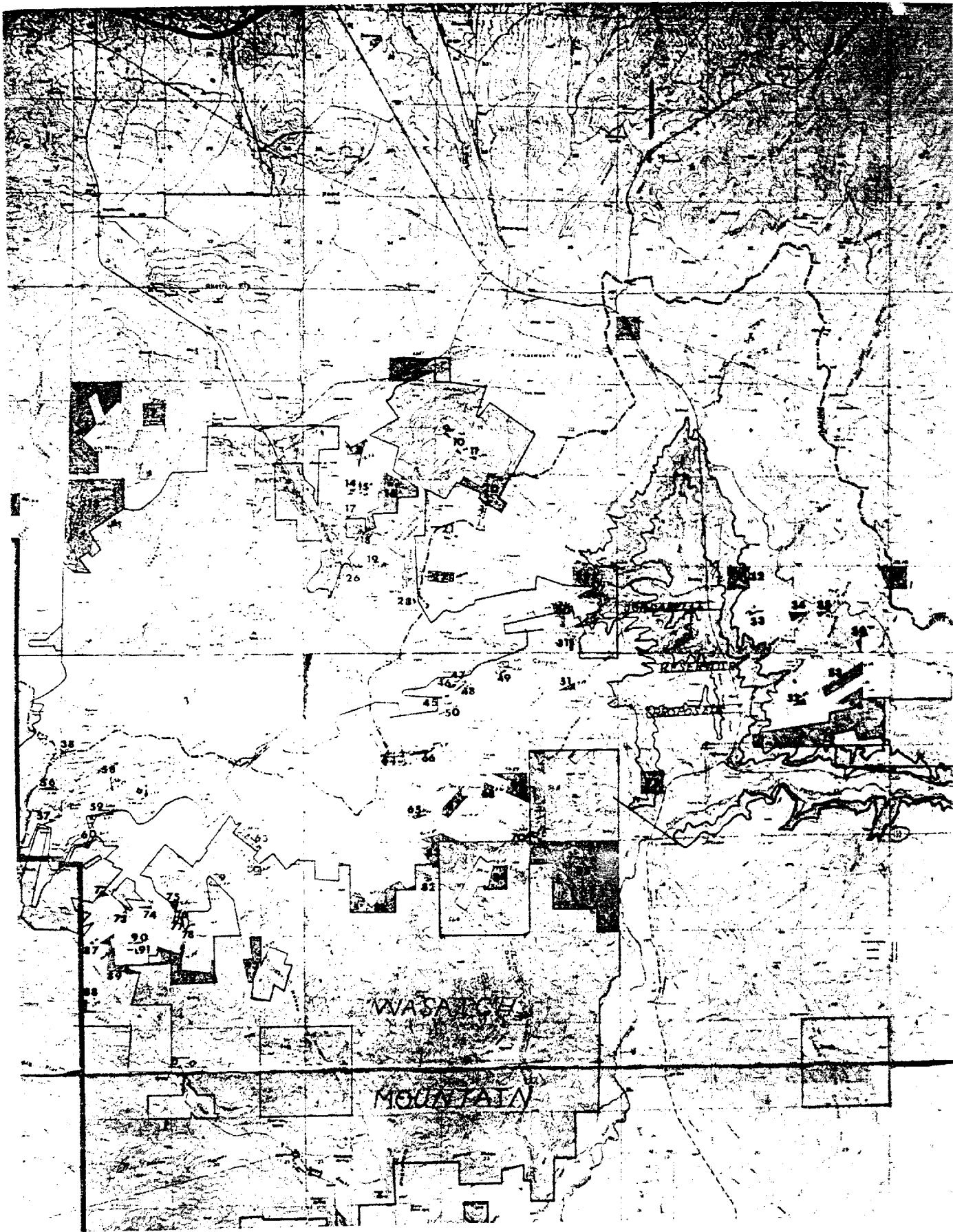


Exhibit 1

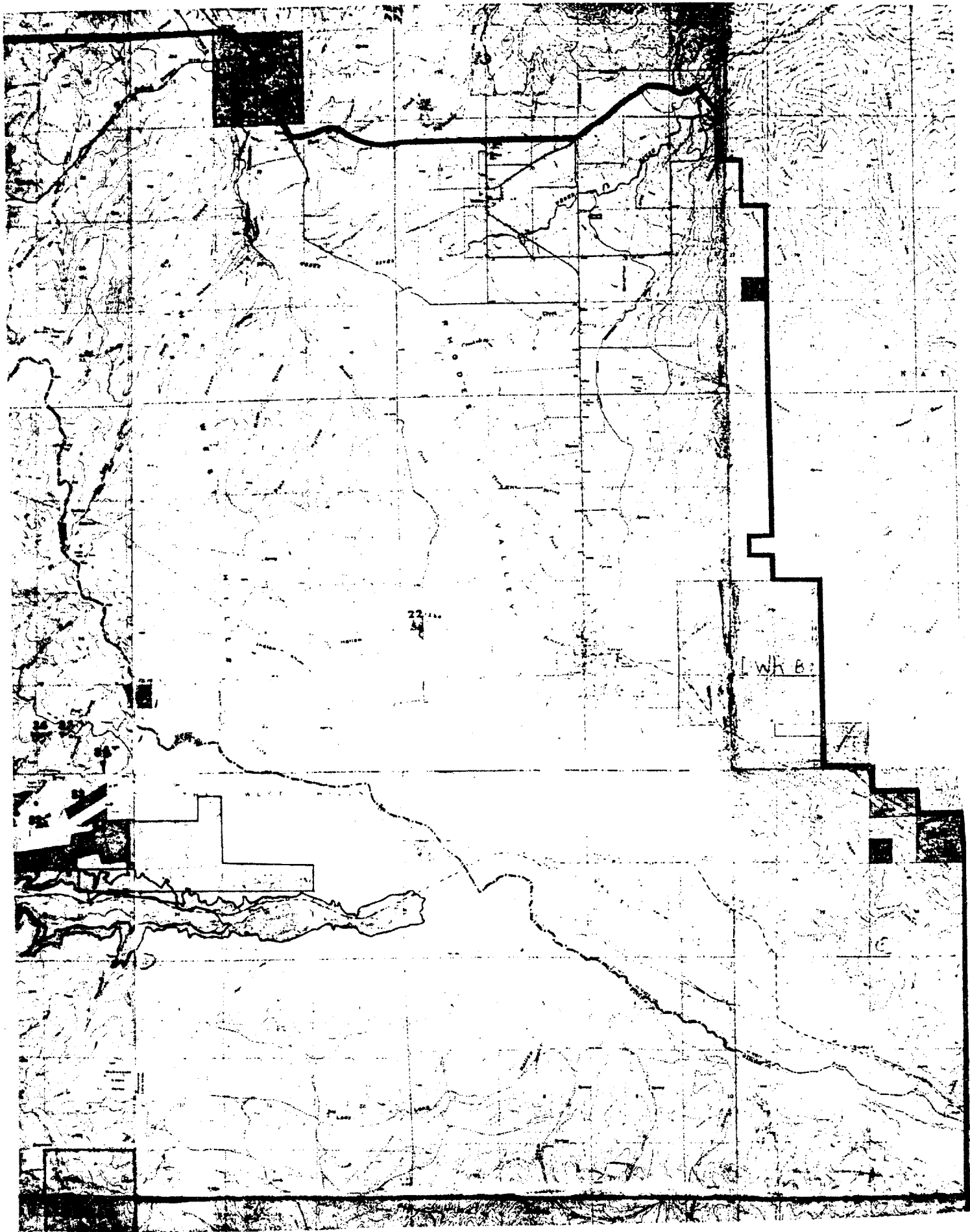


Exhibit 2

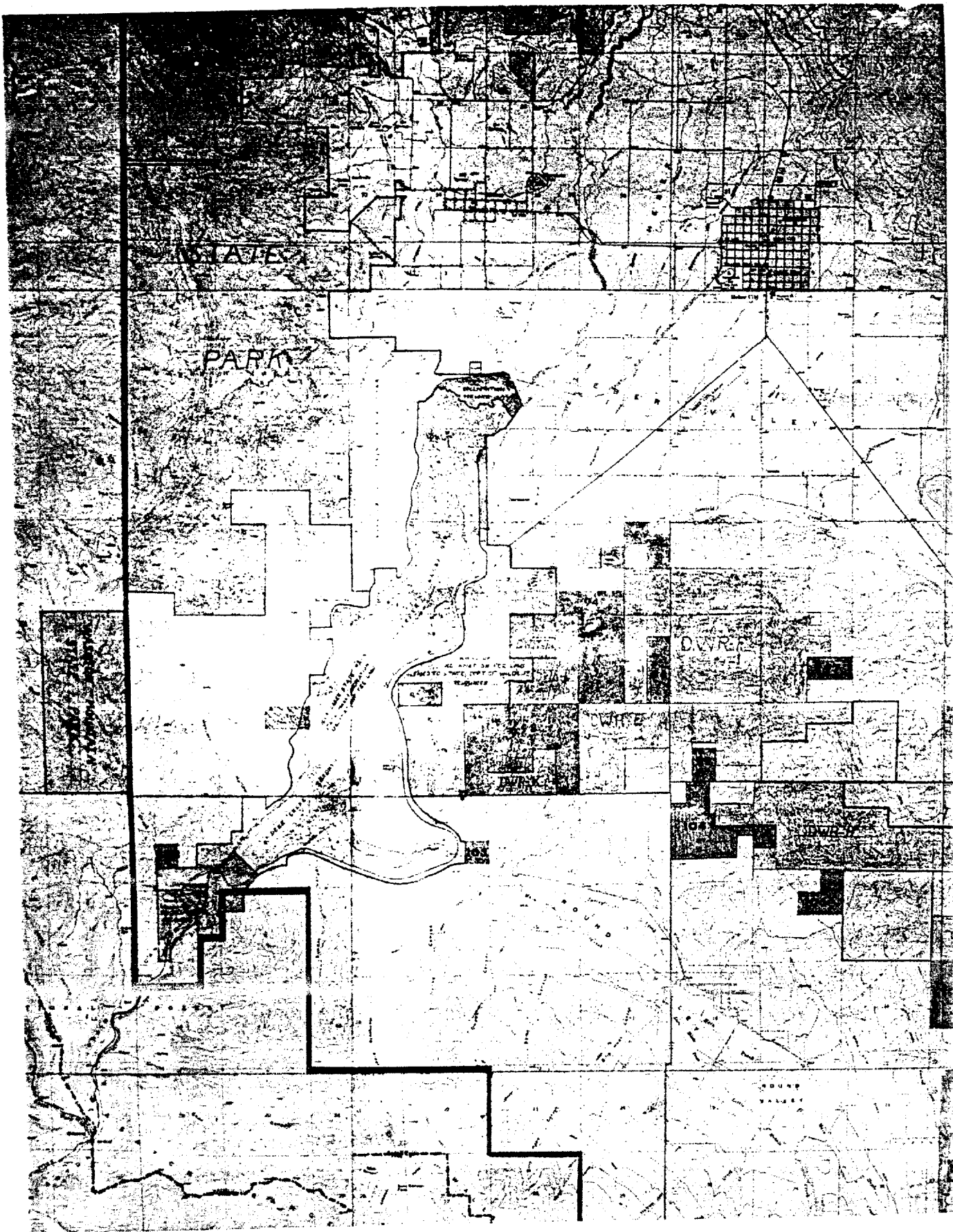


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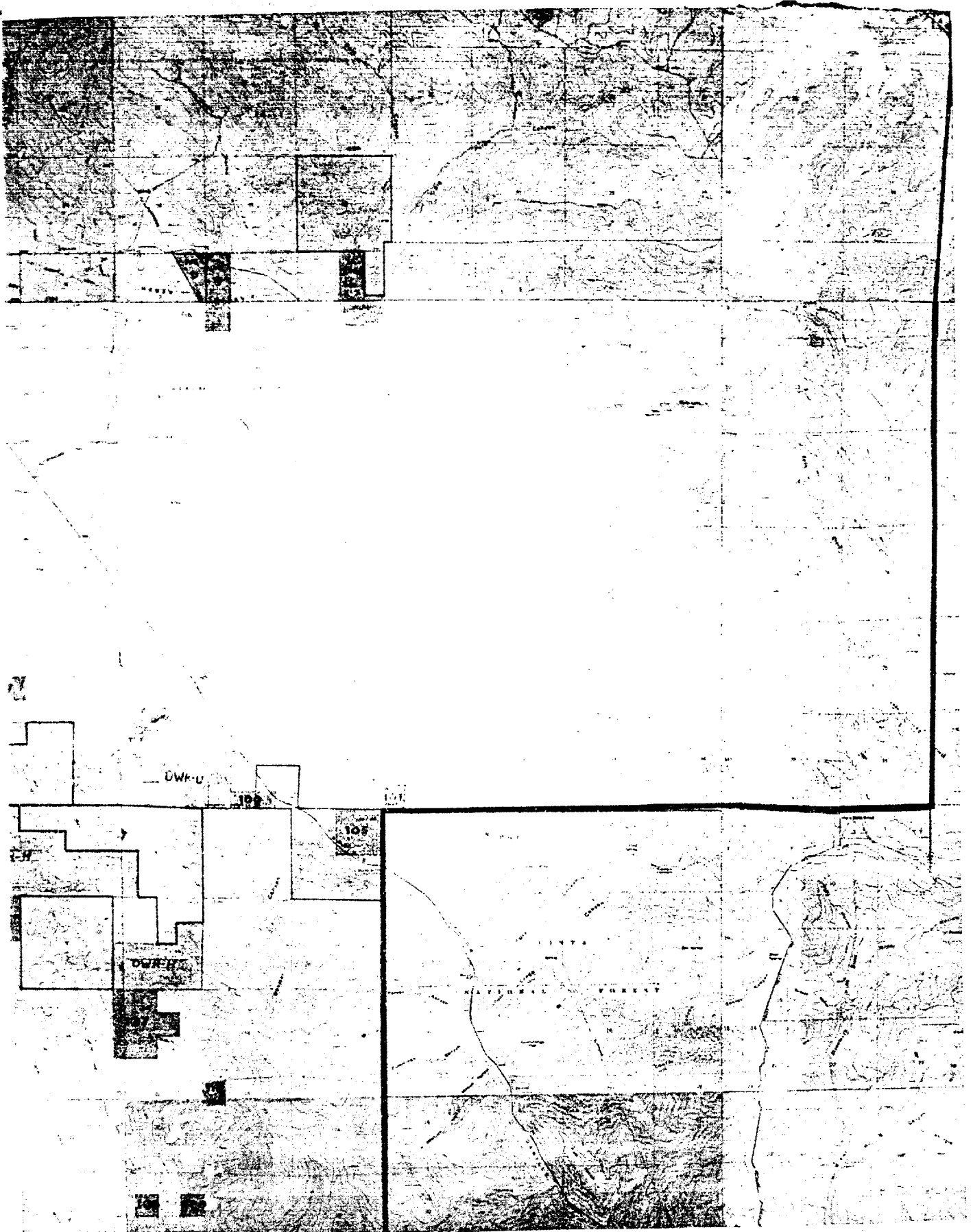


Exhibit 4

The Resources

Lands

Objectives:

Determine whether retention or disposal will be in the best public interest.

Basis:

The NRL within the northern portion of the planning unit are mostly fragmented tracts. These irregular patterns were a result of the numerous mineral patents that have been issued over the years. The balance of the planning unit contains isolated subdivisions.

Much interest has been shown over the past several years for NRL, and conflicting applications filed for many of the parcels.

Numerous trespasses have occurred due to the scattered land pattern and lack of management. BLM must decide whether to retain the land and manage it or dispose of it to the proper entity.

Management Decisions:

The following tracts will be considered for disposal under the Recreation and Public Purposes Act:

1. 95, 100, 101, 103, 105, and 107 to the Division of Wildlife Resources for inclusion into the Walsburg Big Game Habitat Management Area.
2. 1, 3 and 86 to Summit County for development into county parks. If Summit County fails to meet the requirements under R&PP, then Bertagnole's exchange application will be considered for tract 1.

3. 59 to the Utah Council of Girl Scout for additional land to their camp near Lake Bonneville.
4. 63, 70, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 87, 88, 89, 90, 91, 92 and 93 to the State Division of Parks and Recreation for inclusion into the Wasatch State Park.

Although tract 85 is within a reclamation withdrawal for the proposed Jordanelle Reservoir, and more than likely be retained for that purpose, an agreement will be sought with the Bureau of Reclamation to enter into a Recreation and Public Purpose lease with the State on an indeterminate basis until the land is needed for the reservoir.

5. 40 and 102 to Wasatch County for County Parks.
6. 8 and 16 to Park City Municipal Corporation for City Parks.

The following tracts will be considered for disposal under Public Sale:

1. 6, 12, 108, 109 and 110. Although no specific interests were expressed in tracts 108, 109, and 110, they will be classified for Bureau Motion Public Sale.

The following tracts will be made available for disposal under State Selection:

- 4, 7, 51, 65, 67, 68, 69, 111, and 112

If mineral conflicts are such on tracts 6 and 12 so that they cannot be disposed under the Public Sale laws, these will also be made available for State Selection.

Tract 55 is presently under a withdrawal by the Bureau of Reclamation for their Jordanelle Project. However, if the tract is not necessary for the reservoir project, the Bureau of Reclamation will be requested to revoke their withdrawal and the State encouraged to select this tract.

The following tracts are being made available for withdrawal:

1. 2, 5, 9 thru 15, 17 thru 21, 24, 26 thru 28, 30, 31, 33 thru 39, 41 thru 50, 52, 53, 56, 57, 58, 60, 60a, 60b, 61, 62, 64, and 66 to the Wasatch National Forest.

Tracts 2 and 5 are adjacent to the forest boundary and would make a logical addition to the forest. The remaining tracts are needed for a Forest Service exchange with United Park City Mines and Greater Park City Mines for land they control in the Brighton area. The Forest Service feels this trade is essential in protecting both the aesthetics and watershed value in upper Big Cottonwood Canyon.

2. 29, 32, 54, and 71 to the Bureau of Reclamation for their Jordanelle project. These tracts were identified as being national resource lands through the planning effort and we would be remiss and subject to criticism if we did not make these lands available to another Federal agency in support of their program. Had they been identified prior to the planning effort, the Bureau of Reclamation would have withdrawn these tracts at the time tracts 55 and 85 were withdrawn.

There are several tracts suspected of having unauthorized developments on them. Before any of these tracts can be disposed, the suspected trespass

must be substantial, damages collected, and improvements removed.

The following is a list of the tracts having suspected trespass and the nature of the trespass:

Tract No. 3 - T2S., R4E., Section 2 - S001

Possible trespass for:

- telephone lines
- power lines
- irrigation canal
- subdivision

Tract No. 16 and 18 - T2S., R4E., Section 15 - S004

Possible trespass for:

- telephone lines
- houses and outbuildings (Rossi Hill - the land status is questionable).

Tract No. 29, 30 and 31 - T2S., R4E., Section 24 - W005

Possible trespass for:

- buildings
- telephone lines (Tract No. 30)

Tract No. 103 - T5S., R4E., Sections 3 - W009

Possible trespass for:

- utility lines
- state highway

Tract No. 105 - T5S., R4E., Section 1 - W012

Possible trespass for:

- Mt. Fuel pipeline

Tract No. 85 - T3S., R4E., Section 1 - W013

Possible trespass for:

Road - evidence of dumping

Mt. Fuel pipeline

Tract No. 61 - T2S., R4E., Section 31 - W015

Possible trespass for:

house

Tract No. 72, 73, and 74 - T3S., R4E., Section 5

Possible trespass for:

subdividing going on in this area.

Tract No. 63 and 80 - T2S., R4E., Section 32 & T3S., R4E., Section 5

Possible trespass for:

subdividing going on in this area

road

powerlines

Tract No. 4 - T2S., R5E., Section 6

Possible trespass for:

powerlines

natural gas pipeline

Highway 40 and 189

Tracts 44, 62, 63 - T2S., R4E., Section 32

Possible trespass for:

Brighton Estates Project

Minerals

Objectives:

To allow exploration and subsequent development of oil and gas to meet the national demand for these resources, consistent with national energy policies and related demands.

Basis:

The overriding policy is the lessening of U.S. dependence on foreign petroleum by increasing our domestic proven reserves. Additionally, the Bureau must assure adequate environmental protection; that fair market value is received; and development is orderly and timely.

The current domestic requirements for petroleum products constitute 76% of the total U.S. energy consumption.

Because of increased problems in importing crude, it is imperative that domestic exploration for oil be increased dramatically to close the ever widening gap between domestic production and demand. In 1974, the estimated demand for oil (includes imported crude and products) was 6.1 billion barrels as compared to 3.8 billion barrels of domestic crude and condensate production. For the past several years, the domestic production and proved reserves have declined and imports have increased. This is a very dangerous situation as illustrated by the fact that the U.S. has only 5.6 years of domestic proved reserves if we were 100% "energy independent" at current consumption rates and no new fields or extensions are discovered.

The Park City segment lies at the south end of an active oil and gas lease play. A recent oil and gas discovery 12 miles east of Coalville makes this

region look promising for an accelerated exploration play.

Management Decisions:

1. Suspend all geophysical exploration NRL in area G1. The remainder of the unit will be open to geophysical exploration.
2. The following categories will be applied when issuing oil and gas leases within the unit.
 - A. Area G1 is suspended from oil and gas leasing.
 - B. Area OG-1 is open to leasing but with special stipulations for surface protection.
 - C. Area OG-2 is open to leasing.

Exploratory and development drilling within the lease area will be conducted according to provisions within the leasing category.

3. With the USGS evaluate all intentions to drill oil/gas wells in potential geothermal and base and precious metal areas. For location see Exhibits 5 thru 8.

All oil and gas activity was suspended in area G1 for several reasons. The major reasons are (1) The geology does not indicate a good potential for discovery, and (2) The resource values relative to open space, hiking, scenery, watershed, and wildlife should not be risked when this area is privately being developed to offer outdoor recreational opportunity, and the potential for discovery is so low. The land pattern and size of most of the NRL tracts lack access, therefore, roads would need to be constructed. Even if access was granted across private land, extensive surface

disturbance and erosion would occur from road construction. This would detract from the beauty of the area.

The restricted category was so designated because of the geothermal potential in this area. There are water based resources affecting Deer Creek reservoir meriting environmental consideration relative to oil and gas.

Wildlife habitat needs, particularly in the Wallsburg Area also must be considered in oil and gas activity.

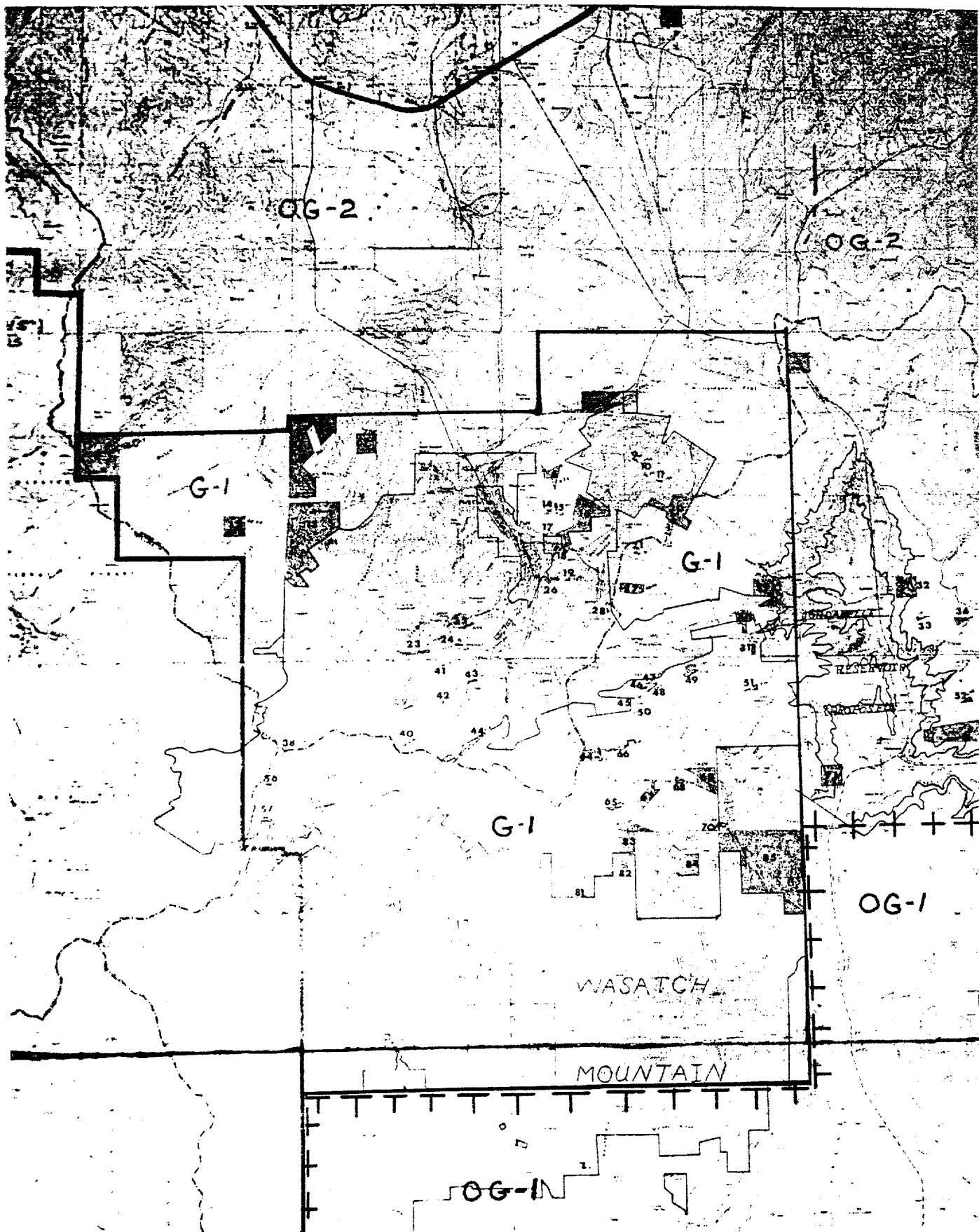


Exhibit 5

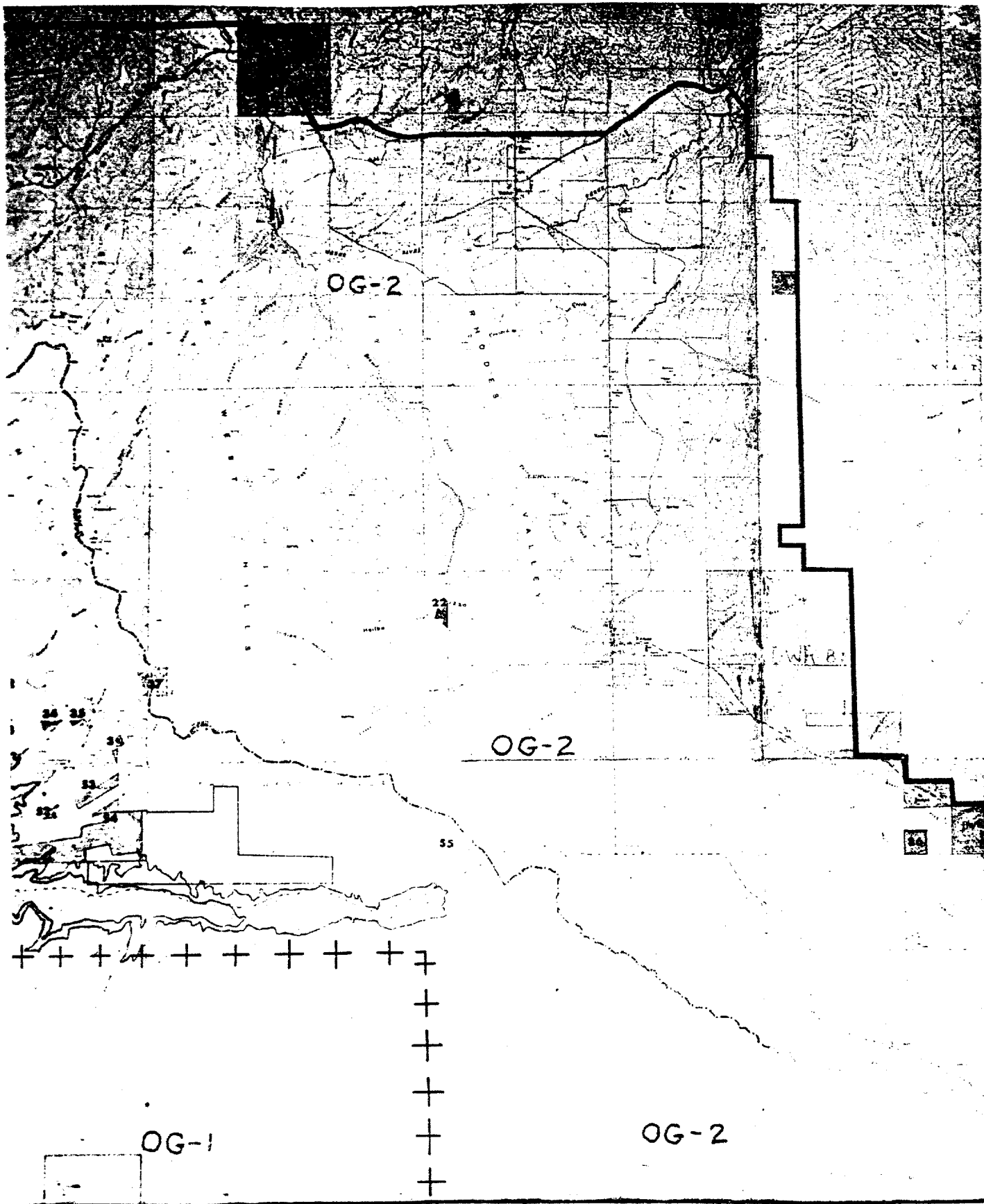


Exhibit 6

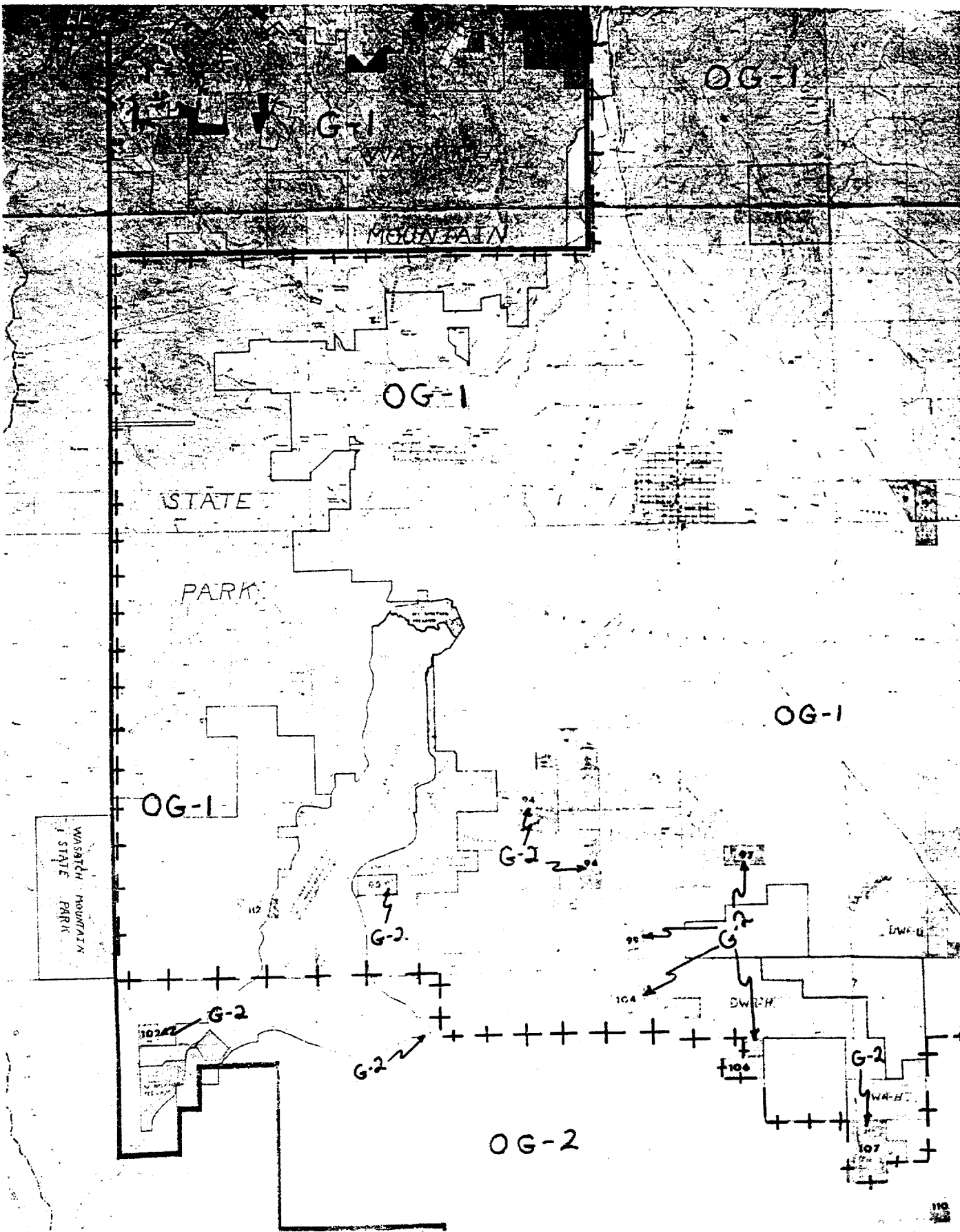


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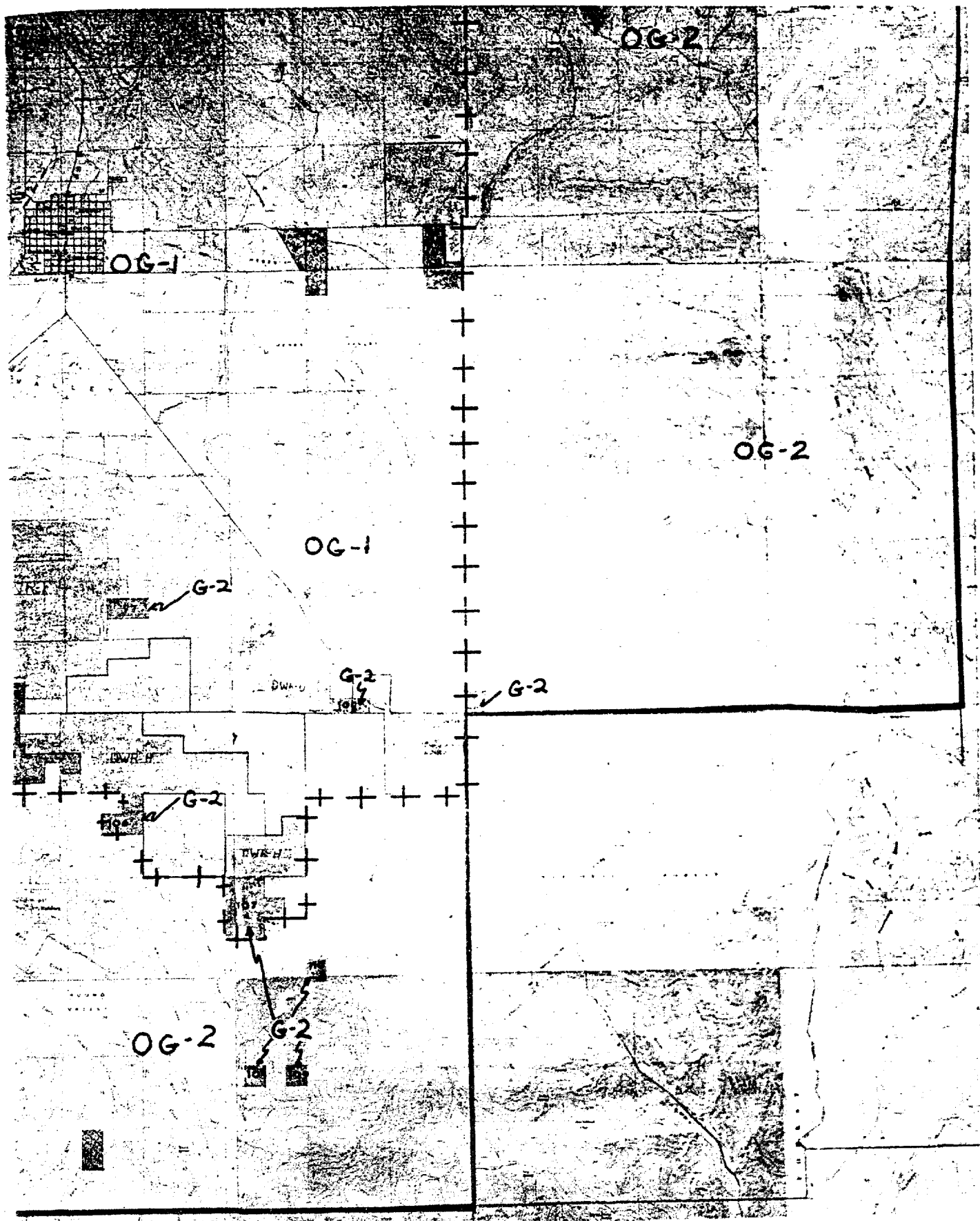


Exhibit 8

Objective:

To make available and encourage development of lead, zinc, silver, gold and cadmium to meet the national demand and boost the local economy.

Basis:

As evidenced by the embargos and high prices set by the oil, bauxite and phosphate cartels, the U.S. must move towards self-sufficiency in all mineral commodities possible. If domestic supplies do not increase, domestic users can expect dramatically increased prices for imported minerals. Currently, the domestic production of silver is only 22% of total consumption with demand expected to increase 4% per year until 1980. Domestic zinc production is 50% of U.S. consumption. Smelter production declined 5% last year, while consumption is expected to increase 3.1% per year. Because of the phasing out of lead as a gasoline additive and increasing U.S. mine production, the domestic supply-demand relationship is improving. However, significant quantities of lead are still imported and new uses are being developed.

An extensive 2 year development program by Park City Ventures in the heart of the Park City Mining District will culminate in production in April, 1975. This long term operation will have a significant impact on the local economy. State and local taxes should average \$1,400,000 for a five year period. Payrolls will initially total \$2,955,000 for 350 employees in 1975, increasing to \$4,232,000 in 1976. The Union Pacific Railroad and local trucking contractors will realize \$1,400,000 annually for concentrate haulage. In addition, the railroad and smelting establishments in Idaho, Montana and Oklahoma will also benefit financially.

Management Decisions:

The unit will remain open to location under the General Mining Laws.

Prior to any disposal of national resource lands within the consolidation Park City Mining District, a detached minerals investigation will be conducted. This will insure that potentially valuable sources of minerals are not also being disposed.

Minerals

Objective:

To make geothermal steam available for use on a managed and controlled basis consistent with national energy policies and related demands.

Basis:

Area M-3 has been classified as a potential geothermal resource area (PGRA) by the U.S. Geological Survey under the Geothermal Steam Act of 1970.

Geothermal steam development can provide a relatively environmentally sound source of electric power. The decline in domestic petroleum production and proved reserves is making geothermal electric generation look promising.

This was indicated by the \$2.6 million offered in the Cove Fort-Sulfurdale competitive lease sale in March, 1975. As technology increases, geothermal steam will play an ever increasing role in the U.S. becoming energy self sufficient.

Management Decisions:

1. A. Allow geothermal exploration under 43CFR3209 on the following tracts only: 1, 2, 4, 55, 86, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103,

104, 105, 106, 107, 108, 109, and 110. Refer G2-Exhibits 5 thru 8.

- B. Issue geothermal leases under the Geothermal Steam Act of 1970 only on tracts listed in 1A. According to 43CFR3201.1-5(6), geothermal leases will not be issued on patented lands where the minerals have been reserved to the United States, pending final decision on the title of geothermal resources pursuant to the provisions of section 21(b) of the Geothermal Act of 1970. In the event such leases can be issued, they will be allowed only in Area G3 shown on the overlay.
- C. Do not allow either geothermal exploration or leasing in Area G1.
- D. Restrict drilling operations for geothermal only to adequately protect surface resource values.

Livestock Forage:

Objective:

Maintain and/or improve livestock forage on NRL and place under custodial management all tracts of NRL 40 acres or more in size.

Basis:

Demand for summer range is expected to increase at least 19% by 1985.

National resource lands can help meet this demand.

Licensing of these tracts is necessary to maintain and/or improve the range as stated in objective.

Management Decisions:

Provide a systematic inspection of livestock grazing to control unauthorized use and range degradation on tracts 29, 32, 54, 55, 71, 85, 108, 109, and 110. In hopes of gaining this control, Class II licenses for the carrying capacity of the Federal range will be issued to livestock operators presently using these tracts.

Present grazing licenses to Condas and Osguthorpe will continue pending final disposition of these tracts. However, during this interim, a change in the Condas license will be sought to improve the vegetative cover around White Pine Lake.

Wildlife

Objectives:

Maintain and improve big game wintering habitat in the Walsburg Game Range.

Basis:

The land in and around the Walsburg Game Range is a big game wintering area of major importance, currently wintering about one-fourth of the deer in deer management unit number 21 and being the only defined elk wintering area in the Park City Planning Unit. Winter range is the limiting factor on the populations of both species. Maintenance of the range is, therefore, necessary to the survival of a large part of the deer and elk in the area. Improvement of its carrying capacity would permit an increase in these populations.

Management Decisions:

The national resource lands, tracts 94, 96, 97, 98, 99, 104, and 106 will continue to be leased to the State Division of Wildlife Resources for their use in the Walsburg Game Range.

Tracts 95, 100, 101, 103, 105 and 107 will be leased to the Division of Wildlife Resources for inclusion into the game range.

If the Division of Wildlife Resources should become financially unable to continue leasing these tracts, consideration will be given to passing title to DWR or the State of Utah with assurance that DWR would receive title. If these types of arrangements cannot be made, then the Bureau of Land Management would enter into a cooperative agreement with DWR to management these tracts specifically for wildlife habitat.

Watershed

Objectives:

Improve water quality in the Drain Tunnel Creek and McHenry Canyon drainages by reducing the sulfate concentration from approximately 800 to 50 mg/l in McHenry Canyon, and from approximately 185 to 30 mg/l in Drain Tunnel Creek.

Basis:

Sulfate concentrations are high in Drain Tunnel Creek and McHenry Canyon Creek. These high concentrations are being dumped into the Provo River in alarming quantities, especially when stream flows are low in the summer time. The Provo River is an extremely important source of culinary water for the southern Wasatch Front communities.

It is necessary, first of all, to conduct a survey in these watersheds to determine the source of the sulfate concentrations.

Management Decisions:

Work cooperatively with the water-quality division of USGS to determine the sources of the sulfate concentrations.

Once the sources have been identified, and control procedures outlined, if NRL tracts 29, 54, 55, 85, 108, 109, and 110, are needed for these control devices, make them available and issue whatever permit is appropriate for construction. In the interim, if other NRL tracts are needed for control structures, contact entity, identified in the land use decisions, acquiring the tract, and coordinate control development with that party.

Recreation

Objectives:

To provide for an increase and diversity of quality and quantity recreational experiences while: (1) Providing outdoors recreation opportunities for all individuals; (2) Maintaining proper outdoor recreation standards of open space; (3) Minimizing environmental degradation wherever possible.

Basis:

The Park City Planning Unit is a diverse and varied area, with an abundance of opportunities to provide for a variety of recreation activities. These recreation opportunities can be developed to enhance the overall planning unit, as well as serve the recreation needs of a number of individuals.

There are many recreation opportunities within the recreational information system's identified areas of the planning unit which serve both the public and private sectors. Much of the NRL land lies adjacent to these recreation areas, and could easily be tied into these established areas. A great deal of the NRL land is also located in areas which are in great need of active recreation/open space areas (municipalities, counties, etc.).

The major recreation opportunities for this planning unit include: hunting, fishing, camping, picnicking, sightseeing, off-road vehicles use, skiing, water sports, collecting, hiking and rockhounding.

Management Decisions:

The Bureau is not proposing to retain and manage any tracts for recreation purposes with the BLM as the managing agency. However, the data and plan recognizes public recreation demand as high and growing, thus several tracts are being considered for disposal to Summit County, Wasatch County, and Park City Municipal Corporation for development into public parks. A number of tracts are also being made available to the State Division of Parks and Recreation for inclusion into the Wasatch Mountain State Park.

The tracts within the Walsburg Game Range will remain open to the public for outdoor recreational pursuits.

Generally, the bulk of the interest shown in the national resource lands was for eventual development and/or use for recreation activities. Thus many of the decisions will satisfy, in part, the demand for regional recreation.

**PARK CITY
DECISIONS**

AND

**LAND
EXCHANGE/PLAN
AMENDMENT &
DECISION RECORD**

UNITED STATES GOVERNMENT

Memorandum

1608
(U-020)

TO : Park City MFP File

DATE: June 18, 1975

FROM : District Manager, Salt Lake

SUBJECT: Introduction to Park City MFP Step 3 Decisions

While the acreage of NRL in Park City - Heber City area is small, in fact the Unit is one of the smallest areas in the State, the land values are such that this effort has probably been among the most complex. At the outset of the planning effort, we delayed several proposed land dispositions on the basis that multiple use planning should precede irrevocable decisions. Throughout the past year we have sought to determine what management or disposition would best serve the long term public needs of the area.

From both our analyses and the public reactions, it appears the public interest would best be served by disposal actions. This does not mean necessarily disposal into private ownership, and Step 2 recommendations by Area Manager Enright reflect consideration of a variety of disposals into other forms of public ownership, together with interim management actions by BLM.

The Bureau has never played an active management role in the area, and thus much of the BLM ownership was not known to the public prior to the initiation of planning efforts. This is not surprising in view of the low acreage in the area relative to the large blocks of NRL in the District west of Salt Lake City. It is also not surprising that during the inventory and planning effort, a large number of trespass cases were discovered by members of the staff.

The big question relative to Step 3 decisions is: Should BLM play a more active management role? The answer from an idealistic standpoint is probably "yes". The lands do have some very definite public values and with the proximity to Salt Lake and an expanding urban population could be utilized in a development program. But from a short and even long term budget and priority standpoint, the Bureau probably can not play a continuing role in the area. The reasons are based on several factors.

First, many areas under BLM jurisdiction in the District within the large blocks of NRL are not now receiving the management actions they deserve. These tracts and areas would logically receive priority over isolated tracts in the Park City area.



5010-108

Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

Second, most tracts do not have public access to them. Easement acquisition would be extremely expensive. Also they would probably not justify condemnation.

Third, the tracts are surrounded by massive blocks of private land. There is no way to use the NRL without encouraging trespass use on the private lands. An alternative, of course, would be acquisition of easements allowing public use of private lands. However, with the massive private developments located entirely on private land, it is doubtful if such easements could be negotiated.

Fourth, and probably most important, are the BLM's State and National priorities relative to both energy and range management. There are no energy minerals identified for potential development within the area. Recreation management has dropped in priority relative to these other programs and it is doubtful if funding is available for development within the next decade. Further, even if recreation and visitor management regain priority, there are current budgetary needs in already designated areas within the State and thus development money would not be available within the near future.

Thus, in approaching the Step 3 decisions, my objective will be to identify if the tract has public value. If so, it should be retained in public ownership, but with transfer in jurisdiction to a State or local agency. Thus, tracts without high public values should probably be disposed of to private ownership.

Despite the overtones of disposition, our planning effort reflects multiple use conditions, and multiple use management of NRL. However, Bureau plans cannot be done in a vacuum. Current and potential uses of large private land blocks logically control uses of some isolated slivers of NRL. The multiple use planning system has largely been used as a tool to determine public values, e.g.

- critical watersheds
- critical and crucial wildlife range situations
- public recreation needs
- conflict among present land uses
- mineral values vis-a-vis conflicting surface needs
- long range needs and development of the area for open space
- identification of limiting physical factors, and soils and geology which might affect development of future uses
- coordination of BLM planning with local planning
- coordination of BLM planning with plans and needs of other federal agencies.

In summary, while the multiple use decisions may call for disposal action or ultimately result in single use, our management actions are based on multiple use. Considerable staff consideration was made of all resource values. Further, from the public participation process, we received a variety of ideas and inputs, thus I can honestly say that while the multiple use plan is disposal oriented, it directly reflects full multiple use consideration.

Conrad Effler

UNITED STATES GOVERNMENT

Memorandum

DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Salt Lake District

IN REPLY REFER TO:

1608
(U-201)

To : District Manager, U-020

FROM : Bear River Resource Area Manager

SUBJECT: Modification of Park City MFP Decision

Date: MAR 29 1985

I. Background

On December 1, 1982, you approved a revision of the Park City MFP Decisions made in 1975 for tracts of public land in the Park City area of Summit and Wasatch Counties, Utah. That revision, a copy of which is attached, identified 65 parcels for transfer to the State of Utah, Division of Lands and Forestry by means of state-in-lieu selection.

In 1983, the State of Utah indicated that they would only be interested in selecting certain tracts in the Park City area rather than making an application for all public land tracts, which they had earlier done. In June 1983, they filed State Selection Application U-52672 for 26 parcels in the Park City area, thereby confirming their lack of interest in the remaining 40 parcels. Out of the 26 parcels the State selected, they received title to 11 during January and February of this year. One parcel was determined to already be private land. The remaining 14 are encumbered by mining claims and unavailable for transfer.

II. Recommendation

I recommend that the revision to the Park City MFP Decision of December, 1982 be modified to allow the disposal of the remaining 53 parcels of public land, not as yet transferred to the State of Utah under in-lieu selection, to be disposed of by any appropriate method, including sale. The parcel numbers affected by this recommendation are: 8, 9, 12, 17, 18, 20, 21, 24, 25, 26, 29, 30, 31, 33, 34, 35, 37, 38, 39, 42, 43, 46, 49, 51, 53, 54, 56, 57, 58, 60, 61, 62, 64-68, 74, 87, 88, 108, 109, 110, B, C, G, H, I, J, L, M, Q, and R.

III. Rationale

Since the original planning decision was to dispose of these tracts and the State of Utah has expressed a lack of interest in them, we feel that to dispose of them in the most appropriate manner is in keeping with the intent of the original planning decision. The environmental impacts discussed in the 1975 planning document will not be exceeded under any

disposal method. These tracts will remain available for in-lieu selection should the State of Utah reconsider and decide to select them.

MAR 20 1985

Date

/s/ C. WAYNE RICHARDS

C. Wayne Richards
Bear River Resource Area Manager

I hereby approve the recommendation as stated above.

MAR 20 1985

Date

/s/ JOHN H. STEPHENSON

John K. Stephenson
Acting Salt Lake District Manager

Enclosure:
Revision to Park City MFP

MNelson:rb3/19/85

MemorandumDEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

IN REPLY REFER TO:

1608
(U-201)

To : District Manager, Salt Lake

FROM : Bear River Resource Area Manager

Date: NOV 30 1982

SUBJECT: Revisions to Park City MFP Decisions

As you know, the Park City MFP made the commitment to dispose of most of the remaining lands in the Park City area (Summit and Wasatch Counties). A few of the parcels were identified for retention in Federal ownership for reclamation purposes and one tract was identified for transfer to the Forest Service.

Each of the remaining parcels which were identified for disposal were scheduled for transfer to a particular entity. These entities included state government agencies, local agencies, private individuals, and several were identified for a three-way exchange intended to block private lands in the Wasatch National Forest into public ownership. The decisions regarding disposition of these lands ran into several conflicts. Generally, these involved conflicts between lands selected by the State of Utah to satisfy its school indemnity grant and local governments who had requested some of the same lands for parks or other public uses. Also, since the MFP decisions were made, BLM policy has been established which prohibits lands from being transferred to private ownership if a public purpose or use could be made for the lands. Additionally, three-way exchanges such as that contemplated for the enhancement of the Wasatch Forest land pattern are now discouraged by BLM policy.

For these reasons, it is necessary to revise the original MFP decisions.

A series of meetings and consultations have been made with the various state and local agencies who are involved with the Park City lands. A revised MFP decision has been reached, with the input of the representatives of these entities.

The revised MFP decisions which I recommend follows:

1. Transfer parcels identified as 3 and 16 to Park City Municipality under an R&PP lease/sale for parks for public use.
2. Transfer parcels identified as numbers 95, 100, 101, 103, 105 and 107 to DWR under an R&PP lease/sale to be included in the Wallsburg Game Range. Parcels 95 and 103 are presently under a Reclamation Withdrawal, but are included in the R&PP because the Bureau of Reclamation has informed us they do not object to these lands being leased to DWR.

3. Transfer these lands which are within or adjacent to the Wasatch Mountain State Park to the Utah Division of Parks and Recreation. These parcels include 63, 69, 70, 72, 73, 75, 77-84, 89, 92 and 93.
4. Retain parcels 5, 32, 59 and 71. Parcel 5 will be included in a cooperative agreement with the Wasatch National Forest. Parcels 32 and 71 are presently under a Reclamation Withdrawal and are not available for disposal. Parcel 59 is presently under an R&PP lease to the Girl Scouts and is also not available for disposal.
5. Transfer the remaining lands in the planning unit to the Utah Division of Lands as indemnity selections for the benefit of the Utah School System.
6. Dispose of Parcel 102 by public sale with the revenue used to help reduce the national debt.

The attached tables reflect this decision and contain more detailed information regarding the disposition of parcels under the previous MFP decision and this proposed revision. There may be a few inaccuracies in the ownership status, size or other factors regarding these parcels. There may also be parcels of public land which exist but are not identified in the attached tables or in our current maps. Corrections may be made to these tables as new information is located providing that it is documented appropriately. This decision may need to be altered based on new information which may be found in the current records search. This may be done while insuring that the appropriate public involvement is obtained and current policy of the BLM regarding land disposals is followed.

10/7/82
Date

C. Wayne Richards
Bear River Resource Area Manager

The Park City MFP is hereby revised to reflect the above recommendations.

Except that Parcel 102 may be disposed of by sale or other appropriate means.

12/1/82
Date

James W. Smith
Salt Lake District Manager

Attachments
Table 1
Table 2

TABLE I

PROPOSED DISPOSAL OF PUBLIC LANDS

PARK CITY PLANNING UNIT

Receiving Entity	No. of Parcels	Parcel Numbers	Total Acreage	Percentage of Total Acreage	Method of Disposal
<u>State Divisions</u>					
1. Parks & Rec	18	63,69,70,72,73, 75-84,89,92,93	487.3	17%	R&PP
2. Div. of Wildlife	6	95,100,101,103 105,107	649.3	23%	R&PP
3. Div. of Lands	65	4,6-14,17,18,20, 21,24-31,33-35,37, 38,39,42,43,46, 49,51,53,54,56-58, 60-62,64-68,74, 87,88,108-110,B, C,D,E,G,H,I,J, L,M,Q,R,V	1432.5	50%	In-Lieu
State Totals	89		2569.1	90.0%	
<u>Local Government</u>					
Park City	2	3,16	157.3	6%	R&PP
<u>Other</u>					
BLM Retention	3	32,59,71	85.5	3%	
Public Sale	1	102	40.0	1%	Public Sale
State Totals	89		2569.1		
Park City	2		157.3		
BLM Retention	3		85.5		
Public Sale	1		40.0		
	<u>95</u>		<u>2851.9</u>		

TABLE 2

LAND DISPOSALS - PARK CITY PLANNING UNIT

	<u>CURRENT MFP DECISION</u>			<u>PROPOSED MFP DECISION</u>		
	Parcel No.	Acreage	Percent	Parcel No.	Acreage	Percent
<u>R&PP</u>						
Wasatch County	1	40.0	1.5	9	0.0	0.0
Summit County	1	62.5	2.3	0	0.0	0.0
Park City	2	106.9	3.9	2	157.3	5.5
Div. of Parks & Rec.	22	319.7	11.7	18	487.3	17.1
Div. of Wildlife Res.	4	529.3	19.4	6	649.3	22.8
<u>STATE SELECTION</u>						
Div. of Lands	7	158.9	5.8	65	1432.5	50.2
<u>WITHDRAWALS</u>						
Forest Service	45	709.3	25.9	0	0	0.0
Reclamation	3	335.2	12.3	0	0	0.0
<u>PUBLIC SALE</u>						
Public	5	368.2	13.5	1	40.0	1.4
<u>BLM RETENTION</u>						
Parcel 55	1	80.0	2.9	3	85.5	3.0
<u>NO DECISION</u>						
Parcels 22,23,25,40	4	23.4	0.8	0	0.0	0.0
TOTAL	95	2733.4	100	95	2851.9	100

United States
Department of the Interior
Bureau of Land Management

Planning Unit(s) Park City Segment
Program Activity Lands
Recommendation Area Disposal (State Selection)
Overlay Reference D-6

MANAGEMENT FRAMEWORK PLAN
RECOMMENDATION - ANALYSIS - DECISION

Date & Surname	<u>Management Recommendation</u>	<u>Rationale</u>
3/24/75 Williams	<p>Make available Tract No's. 47, 51, 65, 67, 68, 69, 71 to the State of Utah for State Selection. These tracts contain 118.36.acres.</p> <p>Tract No. 55 is withdrawn by the Bureau of Reclamation. When and if the tract is restored to BLM, it is recommended that the State be encouraged to select it. The tract contains 79.65 acres of land.</p> <p><u>Support Requirements</u></p> <p>Realty Specialist to classify land for State Selection under Sections 2275 and 2276 of the Revised Statues.</p> <p><u>Resource Interaction</u></p>	<p>The State of Utah has made application for all of the lands in T. 2 S., R. 4 E., and T. 3 S., Sections 5 & 6 under State Selection. It is recommended that only the above listed tracts be made available to the State as it is felt that the Forest Service Exchange with Greater Park City Company would be in the best public interest.</p>
/14/75 wright	<p><u>Multiple Use Analysis</u></p> <p>Disposal of these tracts under State Selection appears to be the most compatible with the development philosophy in the area. Although these tracts were not identified as being important to other local needs, they possess high value due to the general lack of available land. With this scarcity of land the value of these tracts increases, and they become important assest to the State.</p> <p>The State desired to acquire most NRL tracts throughout T. 2 S., R-4 E and in Sections 5 and 6 T. 3 S., R-4 E. However, the present economic growth and development was tied to recreational development in and around Park City, therefore, the NRL necessary for that development was considered to be of highest public value. It was also considered that if this type of development was stimulating the local economy by providing new jobs through industry, service and retail business, the State was also benefiting. New growth also increases the tax base and the State also benefits from this.</p>	

United States
Department of the Interior
Bureau of Land Management

Planning Unit(s) Park City Segment
Program Activity Lands
Recommendation Area Disposal (State Selection)
Overlay Reference D-6

MANAGEMENT FRAMEWORK PLAN
RECOMMENDATION - ANALYSIS - DECISION

Date & Surname		
<p>5/14/75 Enright</p>	<p><u>Multiple Use Analysis</u></p> <p>Although resource allocation in this area is towards development for recreation activity rather than multiple use, the Bureau must still be responsive to total resource values. If uses of NRL are not compatible, overall resource values will be lost. It is these values that are trying to be promoted, therefore, to abuse the resource will also result in a loss of the benefits that can be gained, both socially and economically.</p> <p><u>Multiple Use Recommendation</u></p> <p>Accept the Activity Recommendation to make Tracts 4, 7, 51, 65, 67, 68, and 69 available to the State of Utah for State Selection.</p> <p>Also encourage the State to select Tract 55 if and when the Bureau of Reclamation withdrawal is revoked and the land restored to BLM.</p> <p>Delete Tract 71 for Bureau of Reclamation (See Lands Recommendation W-2.1)</p> <p><u>Support Needs</u></p> <p>Same as those identified above in Activity Recommendation also refer to Lands Recommendation W-2.1.</p> <p><u>District Manager Approval</u></p> <p>Approved</p>	<p><u>Rationale</u></p> <p>The State considers these tracts valuable and has expressed the desire to acquire them and the BLM cannot effectively manage these tracts. Tract 55 is new highway access and the proposed Jordanelle Reservoir. In time, this tract may offer some recreational development opportunity.</p> <p><u>Alternatives Considered</u></p> <ol style="list-style-type: none"> 1. Disposal of Tracts 65, 67, 68, and 71 to Wasatch State Park under R&PP. 2. Retain all tracts under BLM administration for open space.
<p>4/18/75 Illier</p>		

PARK CITY LAND EXCHANGE/PLAN AMENDMENT

DECISION RECORD

U-72754

RECOMMENDATION:

It is recommended that the Park City Management Framework Plan be amended as described and evaluated in EA # 020-96-13 and a land exchange be implemented, pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (90 Stat. 2756; 43 USC 1716), with the State of Utah School and Institution Trust Lands Administration for the following described lands:

Selected lands

T. 2 S., R. 3 E., SLM
sec. 10, NE¼
sec. 13, NE¼NW¼
200 acres

The exchange will be made for both surface and subsurface estates with a reservation for oil and gas. The patent for the selected lands will have a ditches and canals reservation to the United States, and a reservation for the two 44 LD 513 rights-of-way to the Forest Service.

Dr. Osguthorpe would have his grazing privileges retained for 2 years.

RATIONALE:

The proposed exchange will benefit the public by acquiring: 1) a portion of critical desert tortoise habitat within the tortoise reserve as proposed in the Washington County Habitat Conservation Plan (HCP); and or 2) lands within the Bonneville Salt Flats Area of Critical Environmental Concern.

The offered lands have been identified for acquisition in support of BLM initiatives as follows:

- increased opportunities for management and enhancement of wildlife such as desert tortoise and other endangered species
- resolution of problem with management and use of renewable lands resources resulting from intermixed land ownership patterns.
- consolidation of land ownership patterns
- meeting the objectives of the Bonneville Salt Flats Area of Critical Environmental Concern

The proposed exchange is in compliance with BLM's Park City Management Framework Plan as amended in April, 1996 (EA 020-96-13).

The proposed action has been analyzed in the attached Environment Assessment and will not result in any undue or unnecessary environmental degradation.

Recommended:

Leon E. Berggren
Leon E. Berggren

7/23/96
Date

Area Manager
Title

Concurred:

Joseph L. Jewkes
Joseph L. Jewkes

7.22.96
Date

District Manager
Title

Approved:

G. William Lams
G. William Lams

7/31/96
Date

State Director
Title

SALT LAKE DISTRICT OFFICE
2370 South 2300 West
Salt Lake City, Utah 84119

ENVIRONMENTAL ASSESSMENT

EA Number UT-020-96-13

Date Completed April 9, 1996

Project Title/Type of Action: Land Exchange/Plan Amendment Proposal

Serial/Lease/Case File Number: U-72754

District: Salt Lake County: Summit and Salt Lake

Resource Area: Bear River Planning Unit: Park City MFP

Applicant: _____ Address: _____

LANDS INVOLVED

TOWNSHIP	RANGE	MERIDIAN	SECTION	SUBDIVISION	ACRES
2 S.	3 E.	SLM	10	NE $\frac{1}{4}$	
			13	NE $\frac{1}{4}$ NW $\frac{1}{4}$	200

Prepared by:

Alice Stephenson
Signature

4-16-96
Date

Envir. Spec.
Title

EA # 020-96-13
Park City Plan Amendment/Exchange

FINDING OF NO SIGNIFICANT IMPACT:

Based on the analysis of potential environmental impacts contained in this proposed plan amendment EA for land disposal activities, and the analysis contained in the Park City Management Framework Plan, I have determined that the environmental impacts of the proposed action are not expected to be significant (40 CFR 1508.27). Therefore, an Environmental Impact Statement is not required (40 CFR 1502.20).

Recommended:

<u>Leon E. Berggren</u>	<u>4/25/96</u>	<u>Bear River Area Manager</u>
Leon E. Berggren	Date	Title

<u>Maggie Wyatt</u>	<u>5/6/96</u>	<u>Pony Express Area Manager</u>
Maggie Wyatt	Date	Title

Approved:

<u>Joseph L. Jewkes</u>	<u>5.6.96</u>	<u>District Manager</u>
Joseph L. Jewkes	Date	Title

PROPOSED PLAN AMENDMENT/EA/FONSI

LAND DISPOSAL ALTERNATIVES

I. Purpose and Need

The purpose of this Environmental Assessment (EA) is to evaluate the environmental impacts on two parcels of public land in Summit and Salt Lake Counties that are being considered for proposed land exchanges with the State of Utah, School and Institutional Trust Lands Administration (SITLA). On July 26, 1995, the Bureau of Land Management (BLM) and SITLA entered into a Memorandum of Understanding (MOU) to exchange lands which would result in meeting land management objectives identified in the MOU by both BLM and SITLA. In addition, this EA will evaluate the impacts of the proposed plan amendment to the Park City Management Framework Plan (MFP), allowing disposal by exchange.

The lands being evaluated in this assessment represent a portion of the properties being considered for exchange from the first FOCUS PROPERTIES list.

The Park City Management Framework Plan (MFP) was completed in 1975, with land use amendments completed in 1982 and 1985. Current changes in management direction anticipates land tenure adjustments not currently permitted. It is therefore necessary to amend the MFP to update the decisions regarding land disposal options to bring the land disposal program into conformance with newer planning guidance.

In addition, this EA evaluates the environmental impacts resulting from the proposed amendment of the MFP. If the impacts are not significant, approval of the plan amendment would allow disposal of the two parcels of land by exchange with the State of Utah. The amendment would not change other decisions contained in the MFP. The proposed amendment is consistent with Federal and State programs.

The principle^{a1} issues identified for discussion in this plan amendment/EA is the potential loss of open space. A Notice of Intent to prepare a plan amendment was published in the Federal Register on December 19, 1995. The plan amendment/EA was entered on the Statewide Environmental Notification Board, as well as discussed with the Summit County Commissioners.

Relationship to Statutes, Regulations, or Other Plans

The selected lands, located principally in Summit County with approximately 15 acres of Section 10 in Salt Lake County, are part of the Park City MFP, completed in 1975 with subsequent land use amendments completed in 1982 and 1985. Land parcels identified in the plan as parcel #5 (sec. 10) and #12 (sec. 13) were identified by the SITLA for acquisition. The MFP identifies parcel #12 for disposal by any appropriate method, which would include land exchange. However, parcel #5 was identified for retention to be managed by the Wasatch National Forest, with an Interagency Agreement signed in 1984. This amendment will evaluate alternatives to retention of parcel #5.

The lands are zoned critical/sensitive by Summit County. This zoning limits development to 1 unit per 40 acres, but allows for open space and dispersed uses such as grazing and recreation.

The parcel located in Salt Lake County is zoned FR-20, Forestry & Recreation with a minimum lot size of 20 acres. The purpose of this zoning is to permit the development of canyon areas for forestry, recreation and other uses to the extent such development is compatible with the protection of the natural and scenic resources. Watershed areas are determined by the city-county board of health.

II. Description of the Proposed Action and Alternatives

A. Alternative One - The Proposed Action

The BLM Salt Lake District proposes to offer two parcels of public land in Summit and Salt Lake Counties to the State of Utah for land exchange purposes under the provisions of Section 206 of the Federal Land Policy and Management Act of 1976 (FLPMA) as amended by Federal Lands Exchange Facilitation Act. This EA evaluates the impacts of an exchange with the SITLA as well as the proposed plan amendment to the existing Park City plan.

The proposed action would complement other pending exchanges with the State of Utah, principally for the benefit of BLM acquiring desert tortoise habitat in Washington County, Utah. The final acreage figures to be acquired by BLM and offered to the State would depend on the appraised values of the selected and offered lands. All exchanges would be based on comparable values.

B. Alternative Two - No Action

Under the No Action alternative, the proposed lands would not be made available for exchange and the Park City Plan would not be amended. The selected lands would continue to be managed by the BLM, unless disposed of in another manner. The Interagency Agreement for management of parcel #5 with the Forest Service expired in 1989. It is likely that for the short term, the selected lands would continue to be used for their present purposes.

III. Description of the Existing Environment

Non-Renewable Resources

The selected lands are isolated tracts in the Wasatch Mountains 15 miles west of Park City and 21 miles southeast of Salt Lake City. One parcel is located on the Salt Lake and Summit County line, while the other parcel is located just east of the line. Access is limited to these parcels, but may be reached by hiking on the Great Western Trail running through section 10 from Big Cottonwood Canyon in Salt Lake County.

Elevation ranges from 8,800 to 9,990 feet above sea level. The slope is moderate to steep. Most of the annual precipitation of 40 inches occurs during the winter months in the form of snowfall. Temperature ranges from a

maximum of mid-80's in July and August to minimum of 5 degrees F. in the winter. Air quality in the area is generally very good.

Refer to the attached Mineral Report for information on the geology and mineral occurrence/potential for these parcels.

There is no surface water on these parcels. Runoff from winter snow and an occasional summer thunderstorm provide water for the vegetation.

Renewable Resources

The vegetation on these parcels is comprised of a variety of plants. Conifers, aspen, mountain big sagebrush, mountain serviceberry, snowbush, chokecherry, snowberry, mountain mahogany, and wild raspberry are the larger vegetation found in the area. Forbs, such as penstemon, yarrow, horsemint, slenderbush buckwheat, field chickweed, Indian paintbrush, mountain pennyroyal may be scattered around, with mountain brome, spike fescue, Sub-alpine needlegrass, bluebunch wheatgrass, slender wheatgrass, and blue wildrye are the common grass species in the area.

There is a grazing permit issued to D. A. Osguthorpe for Sec. 10. The parcel is used by sheep in late October (5 days). His preference is 56 AUMs, but he has only been using 6 AUMs.

The most abundant and important big game animal is mule deer. Elk also frequent the area. Sage grouse, blue grouse, and ruffed grouse make for an interesting variety of upland game birds found in the area.

There was a survey for T&E plants and animals during the summer of 1995. No known T&E species are present on the sites.

Human Elements

A visual resource management (VRM) rating has not been completed for these parcels.

Within section 10, there are two rights-of-way issued to the U.S. Forest Service under 44 LD 513. U-23300 is a road easement with a length of 2,200 feet and a width of 66 feet. U-12518 is a right-of-way for Great Western Trail with a length of 1,256 feet and a width of 10 feet. No other rights-of-way or other surface rights are of record within the subject lands.

There are no mineral leases or unpatented mining claims of record.

A cultural resource inventory of the two parcels was conducted in July, 1990. No cultural resources were found during the survey.

There are no designated or proposed wilderness, wild and scenic rivers, wetlands, prime farmlands, or areas of critical environmental concern on the subject parcels. Native American religious concerns for the parcels are not anticipated.

Hazardous Waste

In accordance with section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 U.S.C. 9601), as amended, all of the lands in this exchange have been examined by various BLM professionals with no evidence of any hazardous materials ever having been used, disposed of, or stored on any of the lands. A search of all available records of the state, county, and BLM has been made without any indication of any past or present use which would have contaminated the lands with hazardous materials.

IV. Analysis of the Environmental Impacts

Completion of the exchange as described in the proposed action would have no negative impact to the following required critical elements for either alternative: air quality, designated or proposed wilderness, wild and scenic rivers, T&E species (plant and animal), prime or unique farmlands, areas of critical environmental concern, cultural resources, Native American Religious Concerns, or hazardous/solid wastes.

A. Alternative One - The Proposed Action

Under this proposal, the State of Utah would be able to acquire land that could be managed in conjunction with other nearby state lands and produce revenue for the State school system. By offering these public lands, the BLM would dispose of lands that are difficult to manage, and acquire lands for wildlife habitat (including the desert tortoise habitat area in Washington County), and other purposes benefiting BLM programs.

Disposal of these parcels may have a slight impact on PILT payments to Summit County, but since only 2% of the lands are federally owned, this impact would be negligible. BLM would have no input into the use of the lands after disposal.

It is anticipated that due to lack of vehicular access into these parcels, future use would continue to be open space, or perhaps a dispersed use such as grazing.

Water quality and quantity, especially in the Salt Lake County Big Cottonwood watershed, should not be impacted. The topography, lack of vehicular access, zoning restrictions as to density and use, together with watershed standards should be adequate protection for the watershed.

The exchange would contain a reservation for the two Forest Service rights-of-way.

Exchange of these parcels would result in the termination of Osguthorpe's grazing permit. This exchange proposal would transfer all public land in the grazing allotment, thus the grazing permit would be canceled and the allotment eliminated. Osguthorpe would be given a grazing cancellation notice, which unless waived, would permit grazing for 2-years.

According to the mineral report, the selected lands are prospectively valuable for oil and gas and have a moderate potential based on indirect evidence. Any disposal of these parcels would reserve the oil and gas mineral rights to the Federal government, unless the offered lands are for fee title.

B. Alternative Two - No Action

Under this alternative, there would be no direct impacts to the lands. However, BLM would lose this opportunity to dispose of isolated tracts of public land that are difficult to manage in exchange for lands that would contain valuable wildlife habitat or enhance other BLM programs.

C. Cumulative Impacts

There is very little development occurring within this area due primarily to lack of motorized access. The transfer of 200 acres of federal lands to state lands would have very little impact to the overall management of the area. Positive benefits would accrue to both the BLM and the State as each party would acquire lands to benefit their own programs. The loss of the acreage in the PILT payment would be negligible to Summit County.

V. Consultation and Coordination

Bureau of Land Management

Mike Barnes - Realty Specialist
Cheryl Martinez - Geologist
Craig MacKinnon - Rangeland Specialist
Holly Roberts - Planning Specialist
Phil Allard - Geologist
Rodd Hardy - Rangeland Specialist

Summit County Planning and Zoning

Jim McNulty

Salt Lake County Planning and Zoning

Jean Gallegos